



**Tarleton Close, Liverpool L26 7ZE**

**welcome to**

**Tarleton Close, Liverpool**

A beautifully presented three bedroom detached house in a pleasant cul de sac The accommodation offers a bespoke fitted kitchen with separate utility and two of the bedrooms are fitted with units. Landscaped rear gardens. An integral garage is served by a driveway to the front. Viewing is essential.



### **Entrance Hall**

Rock double glazed door to the front.

### **Cloakroom**

Double glazed window to the front, W.C, wash hand basin, hand swipe illuminated mirror, radiator, tiled.

### **Lounge**

12' 4" x 13' 4" ( 3.76m x 4.06m )

Double glazed window to the front, radiator solid marble fireplace with living flame gas fire.

Open to:

### **Dining Room**

8' 2" x 11' 4" ( 2.49m x 3.45m )

Double glazed patio doors open out to veranda, radiator.

### **Kitchen**

10' 9" x 7' 9" ( 3.28m x 2.36m )

Fitted kitchen with wall and base units, work surfaces incorporating a stainless steel sink and drainer, gas oven, gas hob, double glazed window to the rear.

### **Utility Room**

8' 6" x 10' 8" ( 2.59m x 3.25m )

Double glazed window to the rear, plumbing for washing machine and dishwasher, under counter space for dryer, base units, work surfaces, door leading to integral garage, double glazed door to the rear.

### **Landing**

Stairs rising from ground floor, airing cupboard housing boiler, and loft access.

### **Bedroom One**

12' 6" x 9' 2" ( 3.81m x 2.79m )

Double glazed window to the front, fitted wardrobes, tv point on wall, radiator.

### **Bedroom Two**

9' 2" x 9' ( 2.79m x 2.74m )

Double glazed window to the rear, built in wardrobes, radiator.

### **Bedroom Three**

9' 6" x 6' 5" ( 2.90m x 1.96m )

Double glazed window to the front, built in wardrobes, radiator.

### **Bathroom**

Double glazed window to the side, radiator, bath with mixer tap, shower, wash hand basin, hand swipe illuminated mirror, W.C.

### **External**

Rear of the property is landscaped with a stone flagged patio that runs complete width of the house and also runs down the side of the house with full drainage, also bbq area, three fused double waterproof sockets, modern outside lighting and garden is not overlooked. The Veranda is a permanently constructed upvc including guttering and extends the width of the property. At the side of property is a concrete shed. Parking to the front is on a tarmac driveway which serves an integral garage, motion sensor lighting also the front. Property also benefits from upvc soffit and fascias and upvc mahogany tudor panelling.



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welcome to

## Tarleton Close, Liverpool

- A tastefully presented detached family home within a pleasant cul de sac
- Three good size bedrooms (two with fitted wardrobes and units)
- Beautifully maintained gardens The rear is landscaped with a stone flagged patio under a upvc veranda
- Connecting lounge/ dining room
- Bespoke fitted kitchen with separate utility room

Tenure: Freehold EPC Rating: C

offers over

**£295,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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